



## North Park Mini-Park & Associated Streetscapes



North Park Park and Recreation Council Meeting  
April 23, 2012

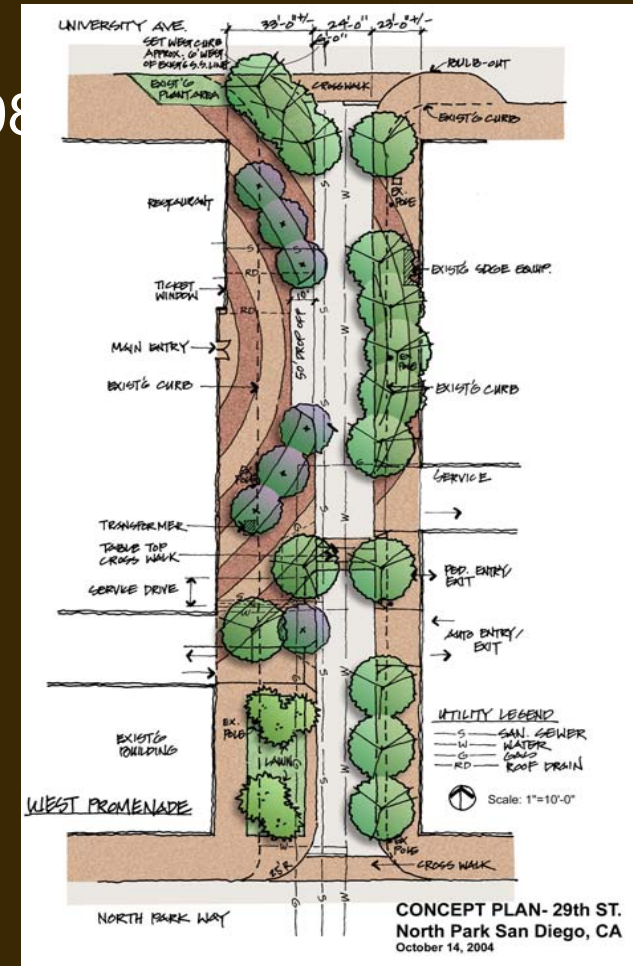


# PROJECT PROCESS



# Project Process

- **Previous Planning Efforts**
  - Greater North Park Community Plan, 1988
  - North Park Theater Plaza, 2004
  - General Plan, 2008
  - North Park Parking Management Plan, 2010
  - Other
- **Concurrent Planning Projects & Processes**
  - Greater North Park Community Plan Update
  - University Ave Mobility Plan & EIR
  - Jefferson Elementary School Joint Use Improvements
  - Other



# Project Process

**Existing  
Conditions  
& Vision**



Stakeholder  
Interviews



Community  
Workshop #1

**Prelim.  
Design  
Concepts**



Community  
Meeting #2

**Refined  
Design  
Concepts**



Community  
Meeting #3



Community  
Meeting #4  
+North Park  
Rec. Council



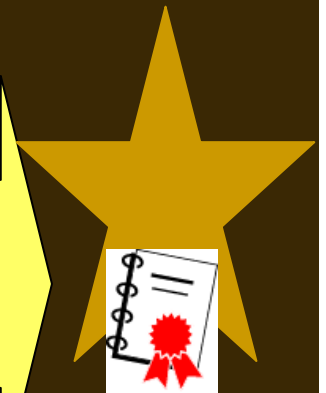
DRC



Park & Rec.  
Board



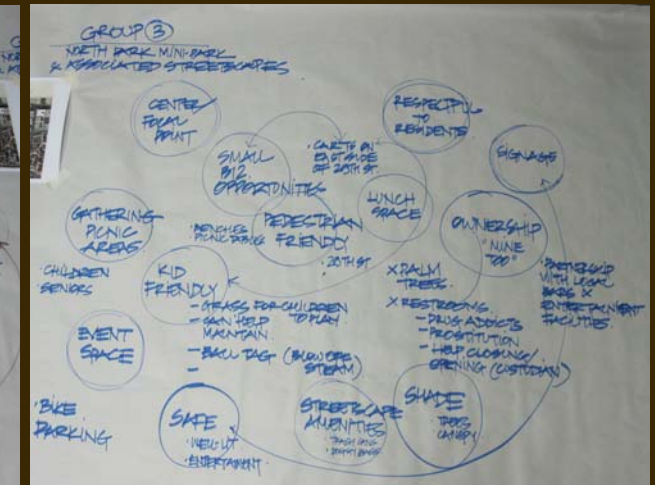
Planning  
Committee



**Mini  
Park  
GDP  
& Street-  
scape  
Master  
Plan**



# Project Process





# Project Process:

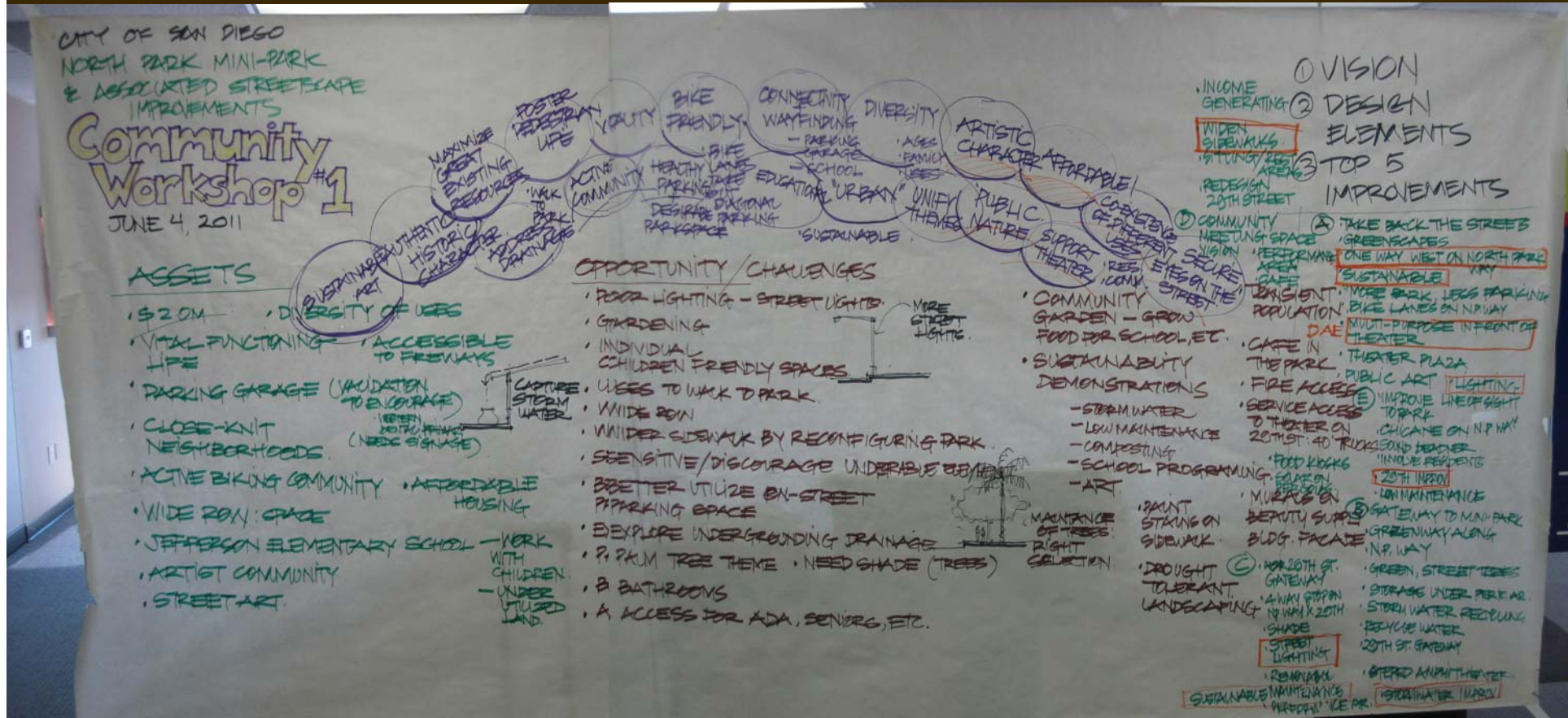
## Community Workshop #1, 2 & 3





# Project Process

## Community Workshop #1: Assets, Challenges & Opportunities



# Project Process

## Community Workshop #2: Concept Alternatives

COMMUNITY WORKSHOP #2  
NORTH PARK MINI-PARK & ASSOCIATED STREETS CAPS

### STREETS

- PAINTED, NOT APPROPRIATE FOR SAN DIEGO
- ANYTHING IS GOOD THAN A PARKING LOT
- THINGS TO DO:
  - PLACE TO DANCE
  - PARKING STRUCTURE
  - DO NOT RESTRICT ACCESS TO STRUCTURE
  - WATERFLOODING OF ST.
  - VENDORS ARE EXTREMELY IMPORTANT TO ACTIVATE THE PARK
  - VENDOR MAINTAIN
  - LOW WATER REVENUE MAINTENANCE
  - REVERSE ENTRY OR PARKING STRUCTURE
  - CAPE OF @ PARK WILL HELP MAINTAIN
  - SOLAR PANELS: ENERGY GENERATION
  - BUDGETS FOR MAINTENANCE

### OVERARCHING

- PARKING FOR SCHOOL (TEACHERS, STAFF, ETC.)
- SECURITY
  - DURATION - BOTH ST. CROWD
  - OPEN HOURS - USE #2412
- PARKING REDUCTION (N.P. WAY: DIAGONAL LEAD-IN ON BOTH SIDES)
  - MAXIMIZE @ ON N.P. WAY
- INCREASING DIA @ ON-STREET TO MAKE UP FOR LOST PARKING
- BALANCE PARKING WITH MINI-PARK NEEDS
- UTILITY AREA TO ACCOMMODATE BUS, DOMESTIC TRUCKS
- NO PARKING FOR PARK
- TEENAGE USERS
- TURF ATTRACT MULTIPLE USERS... MORE SAN DIEGO
- MORE URBAN, NOT NEIGHBORHOOD PARK

### NORTH PARK GARAGE

- CIRCULATION FOR AUTOS
- VALET PARKING
- SPECIAL EVENTS PEAK CIRCULATION IN AND OUT

### NORTH PARK WAY


- REDUCTION OF ON-STREET PARKING - FOR & AGAINST
- TRAFFIC CALMING: SPEED BUMPS
- RETAIL?
- VEGETATION? LIGHTING
- SECURITY REASONS
- THEATER SERVICE ACCESS
- IF YOU GO TO PARK, SOME RESTROOMS

### MINI-PARK

- OPEN SPACE
- TOO MUCH PROGRAM?
- SECOND IMPACTS: CORNER OF N.P. GRANADA THEATER
- VAULT BICUBIC VINEY
- TURF X
- 20TH ST ✓
- URBAN TURF IS NOT OPEN
- FACE TO POLICE
- PORTABLE STAGE
- DELGT NEXT TO DRY CLEANER
- MULTI-PURPOSE
- OF SPACE UNDER PLATFORM

### VIADUCT: WATER TURT RELATIONSHIP (GREENHOUSE, BRICKS)

- TURF MAY HELP?
- VINX, SKATEBOARD PARK
- ACT A MULTI-PURPOSE
- STAGE FACING EAST ON GRANADA
- ASPHALT IN FRONT OF THE GARAGE ON 25TH ST
- OUTDOOR SPACE
- PERMEABLE PAVING
- ARTIFICIAL TURF MAY BE MORE SUITING
- LIKE TURF AREA FOR RESIDENTS



Alternative 2: North Park Mini-Park and Associated Streetscape Improvements



# Project Process

## Community Workshop #3: Preferred Alternative

**NORTH PARK MINI-PARK & ADJOINING SIDEWALKS  
COMMUNITY WORKSHOP #3**

**29th STREET**

- > NARROWED
- > CLOUDED ZONE
- > REMOVE 8 PARKING SPACES

**CRANADA AVE**

- > PRESERVE PARKING
- > SCRAM WATER PLANTERS

**NO PARK WAY**

- > PRESERVE NORTH SIDE NOT REQUIRED PARKING → 13 SPACES
- > SDP SIGNS @ CRANADA @ 29th ST

**UTAH ST**

- > ADD 2-LANE BIKE WAY
- > PRESERVE PARKING

**BACK-N-DIAGONAL? POSSIBLE @ N.D.W.**

- > MURALS ON WALLS OF BEAUTY WAREHOUSE & NORTH PARK THEATER
- > THINK OF OVERALL PROJECT
- > THINK OF 3 YEARS FROM NOW.
- > SECURITY
  - EYES ON THE PARK
  - LIGHTING
  - LONG TERM FENCE: DECORATIVE/SCULPTURAL
  - PARKING ATTENDANT SIGHTLINES
- > ART NOT AS DECORATION MORE AS PLACE HOLDERS IN GPD

**Illustrative Perspective - Mini Park + Adjoining Sidewalk Improvements**

**Preferred Concepts**  
North Park Mini Park and Adjoining Sidewalk Improvements

**Illustrative Plan - Mini Park With Adjoining Sidewalk Improvements**

**Preferred Concept**  
North Park Mini Park and Adjoining Sidewalk Improvements



The slide features a large, solid dark brown rectangular area in the center. Above this area is a horizontal bar divided into two sections: an orange section on the left and a light green section on the right. Below the brown area is another horizontal bar divided into three sections: a small dark olive green section on the left, a medium brown section in the middle, and an orange section on the right. The text "COMMUNITY VISION" is positioned on the right side of the brown rectangle.

# COMMUNITY VISION

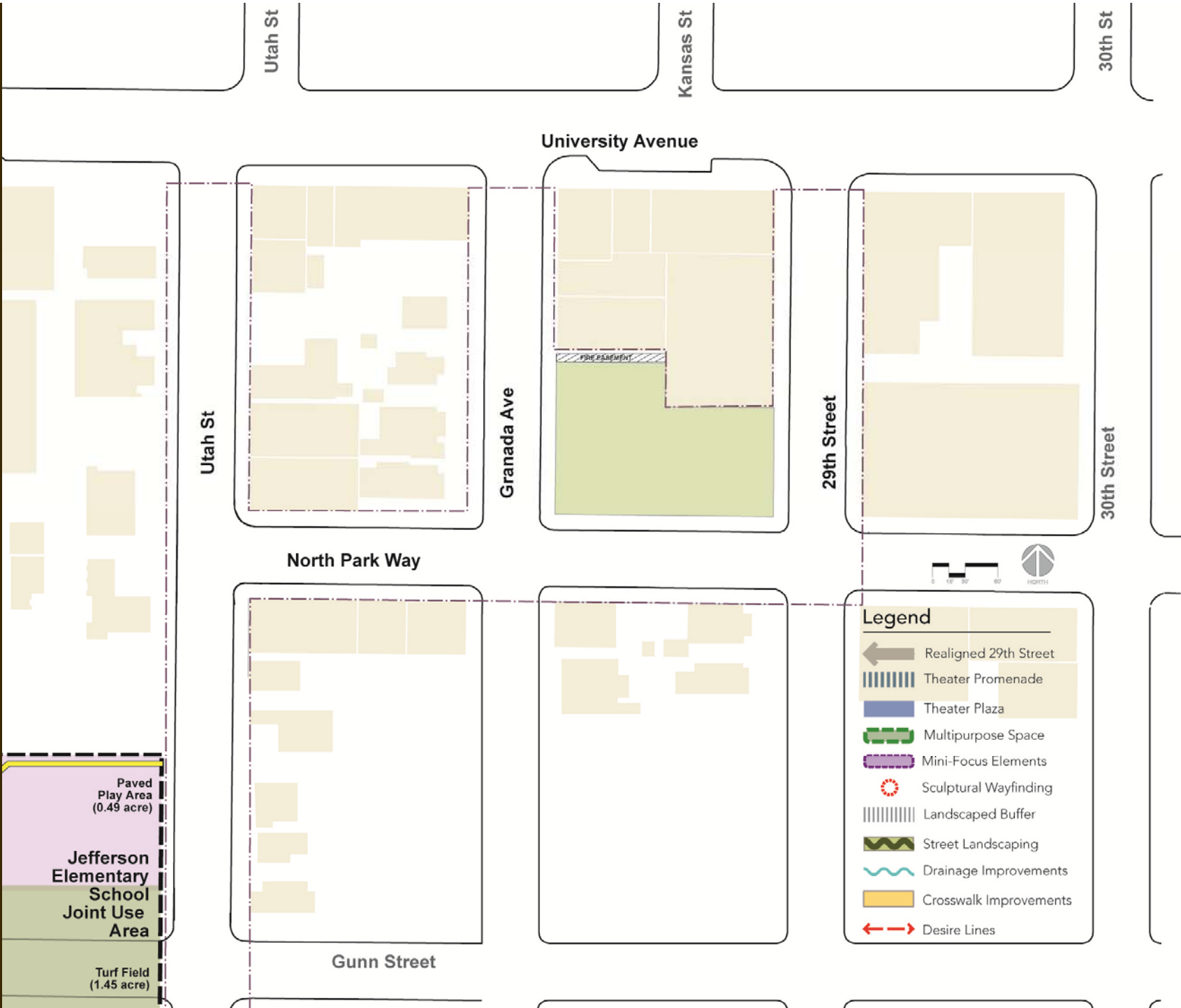
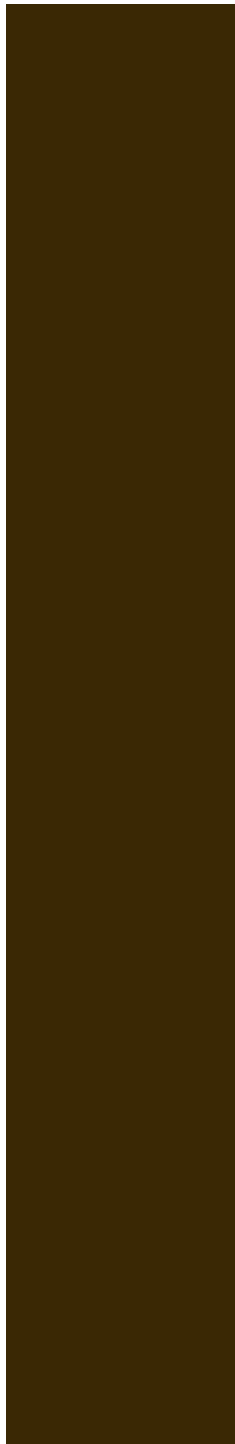
commercially viable  
active  
diverse  
public  
north park  
healthy  
affordable  
urban  
supportive  
coexist  
authentic  
safe  
artistic  
connected  
educational  
unified  
desirable  
bike-friendly  
sustainable  
historic character  
pedestrian friendly

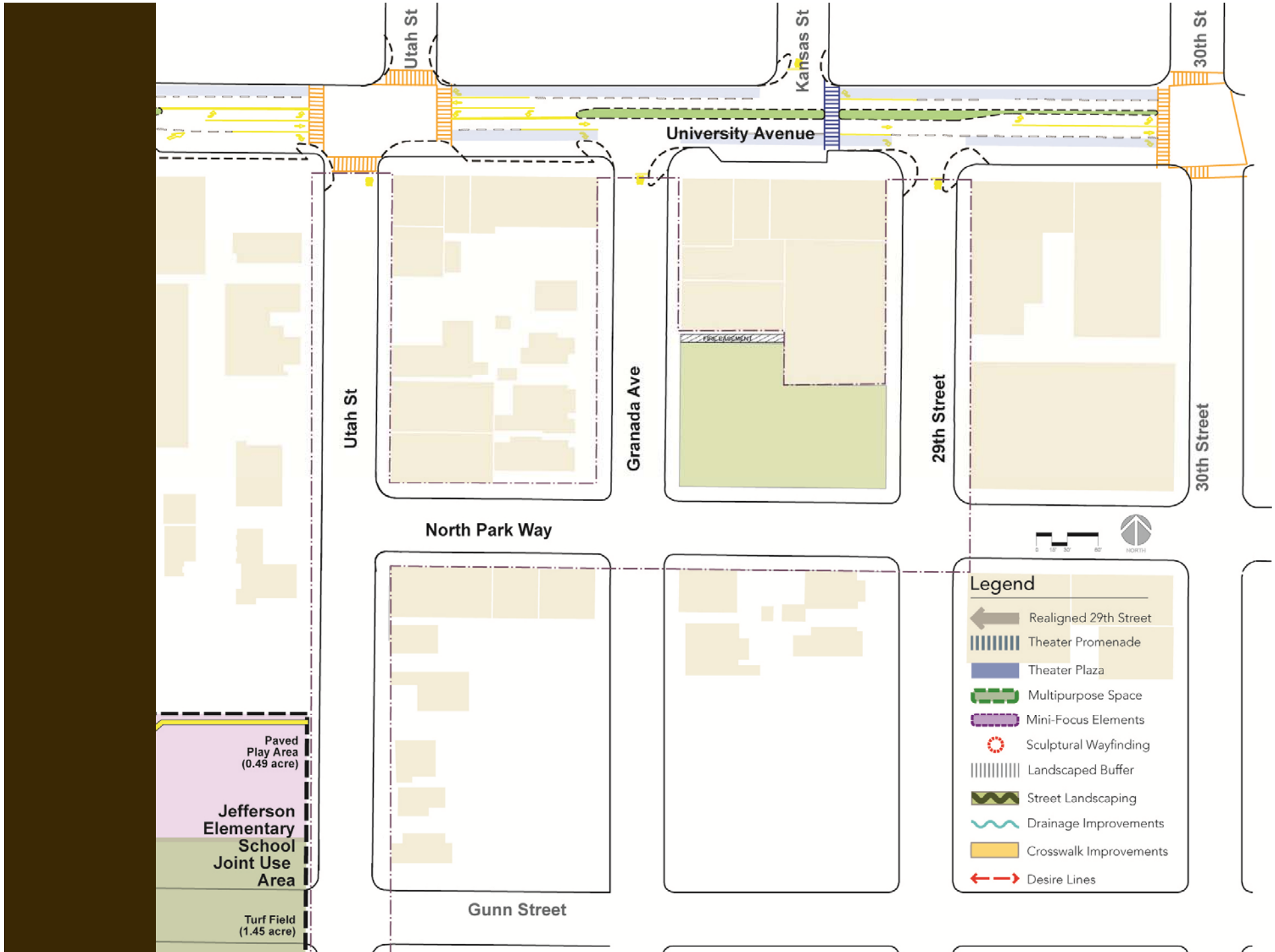


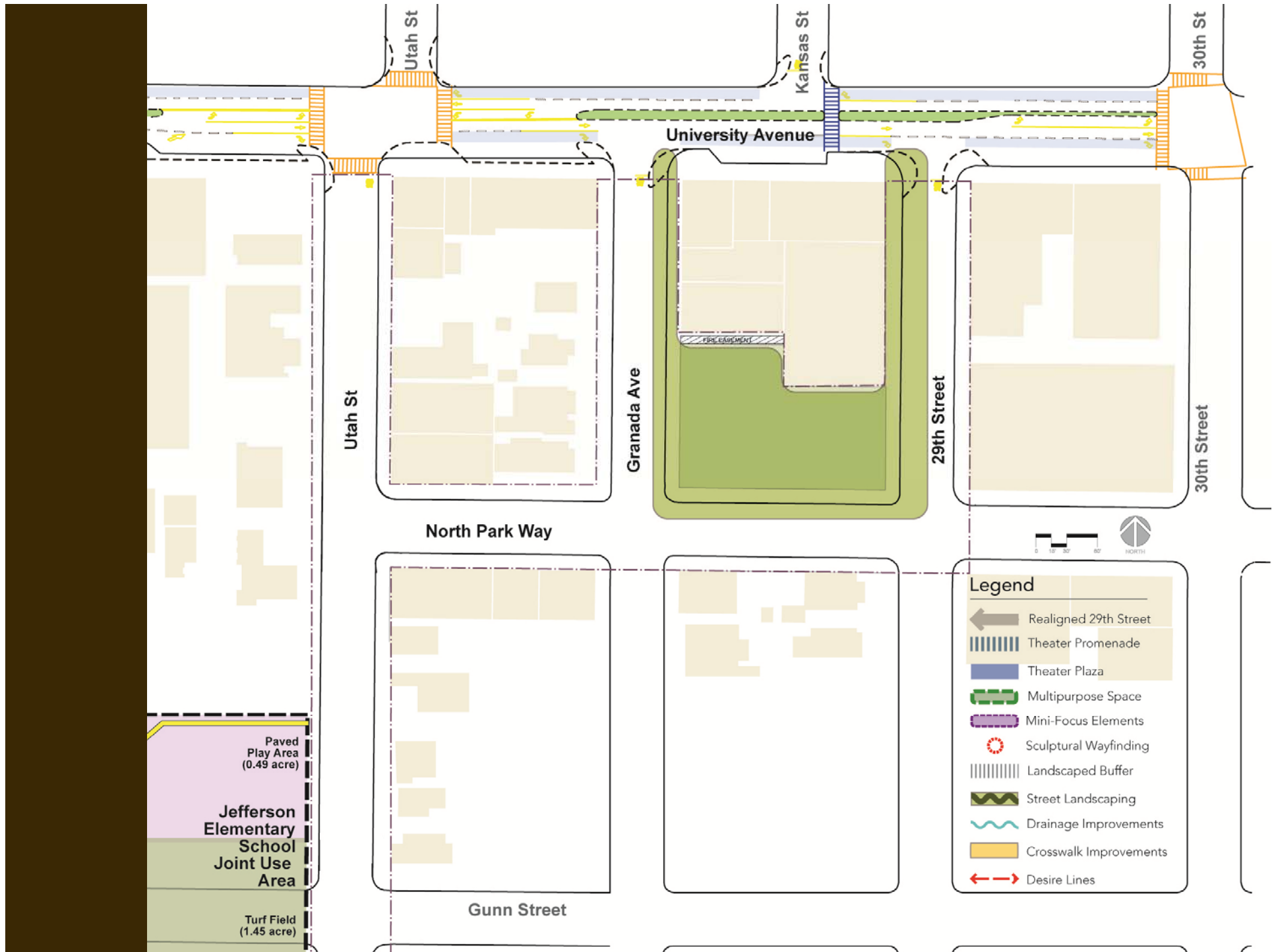


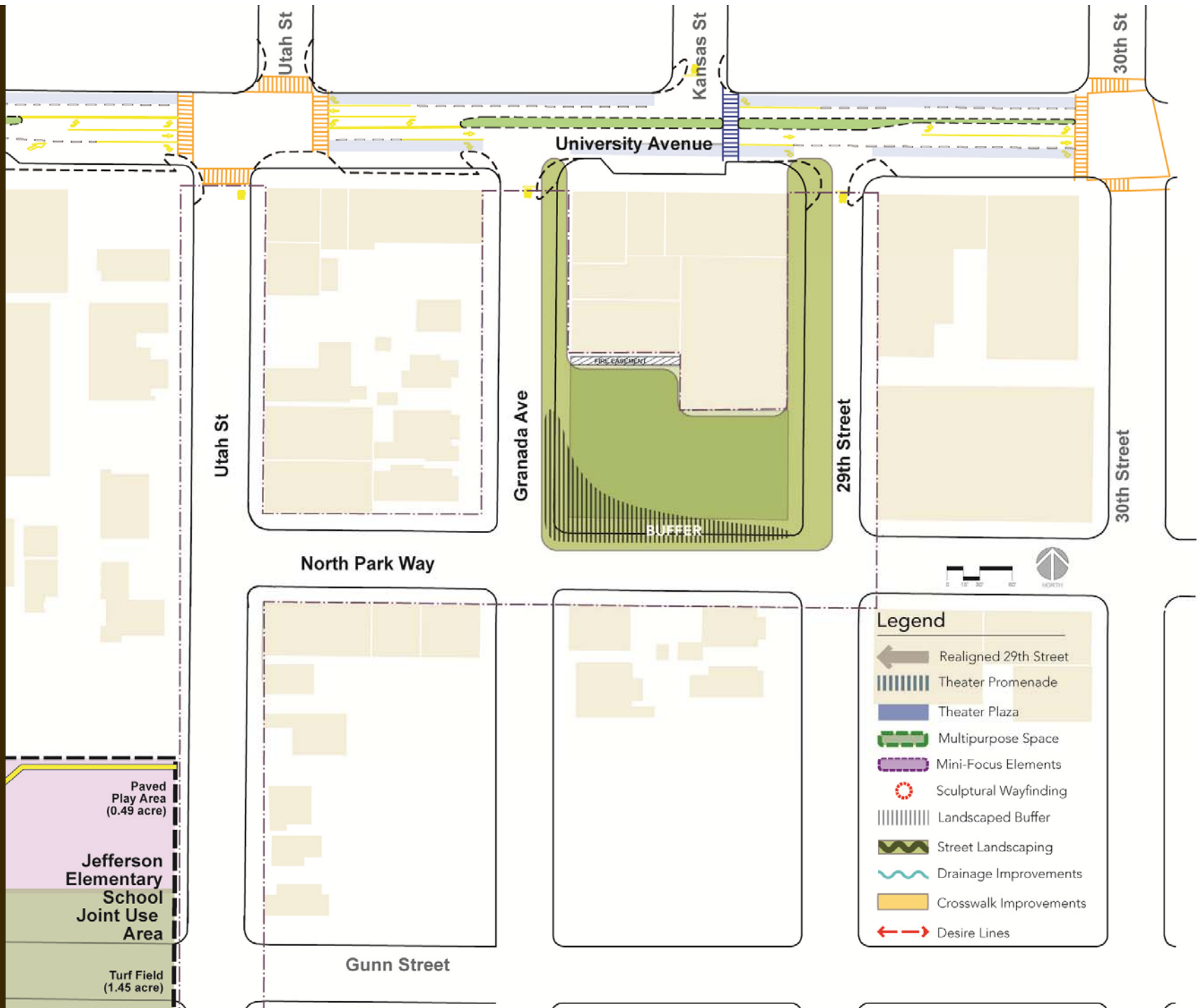
# **OVERARCHING DESIGN CONCEPT**

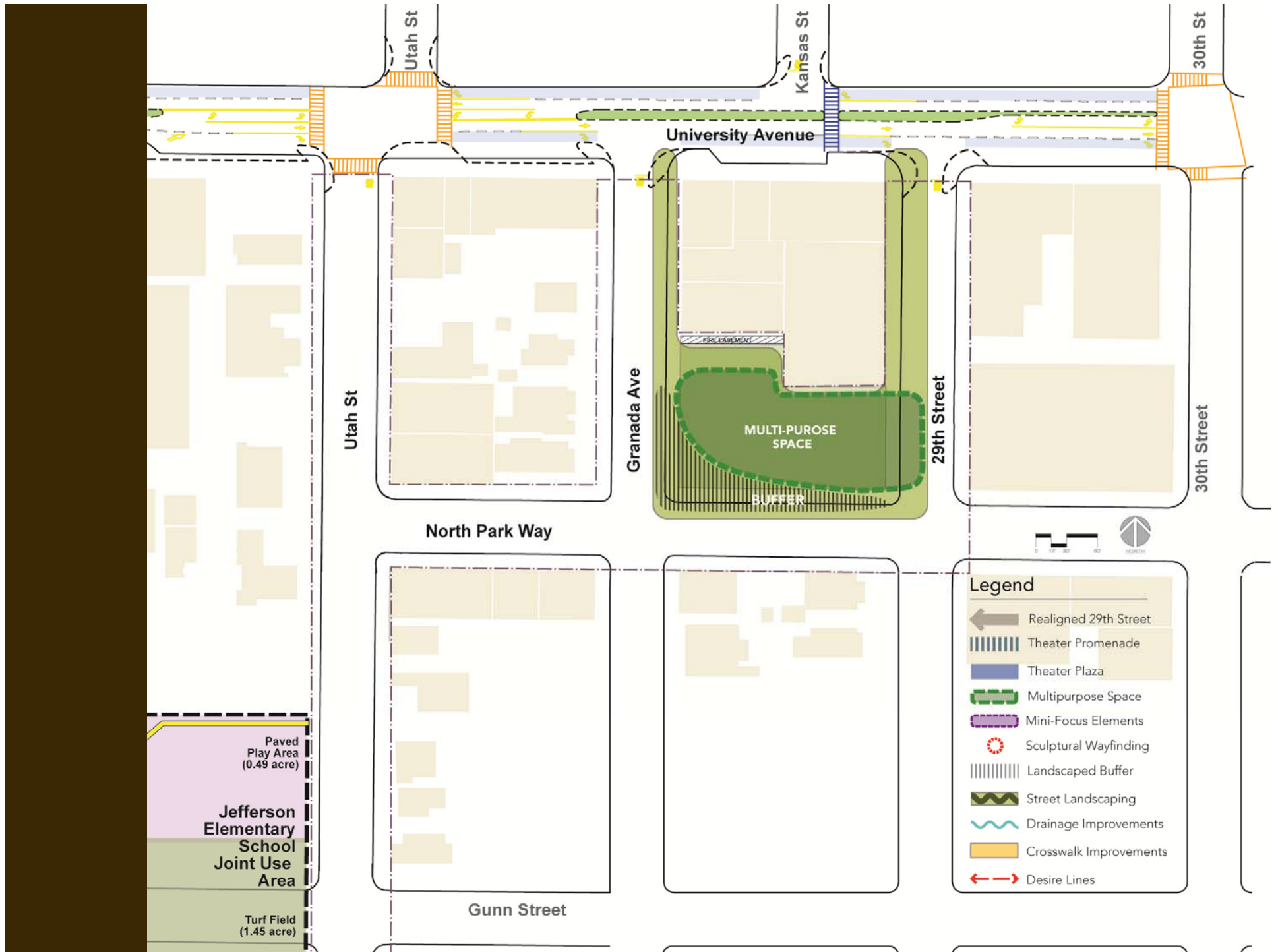


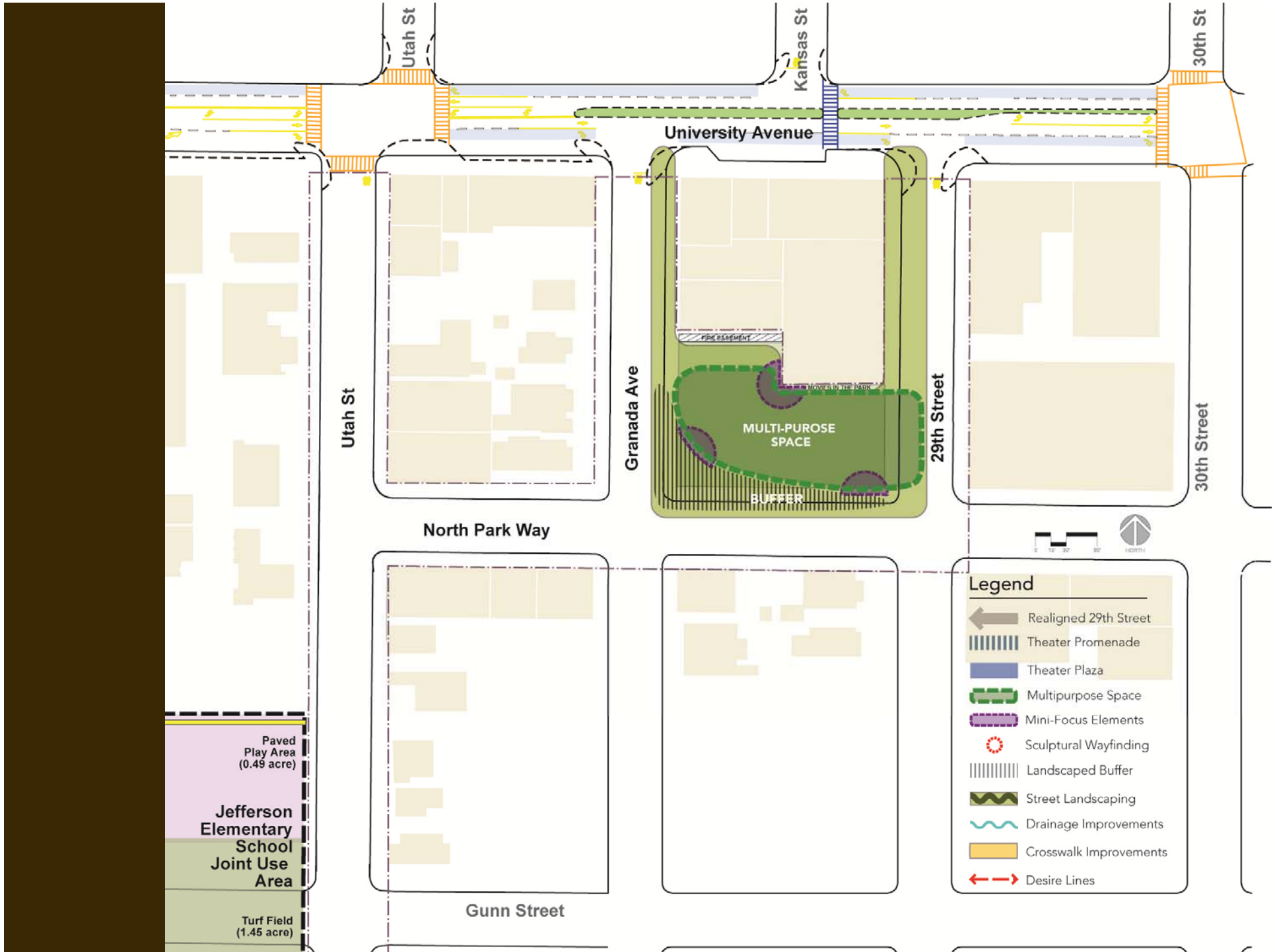




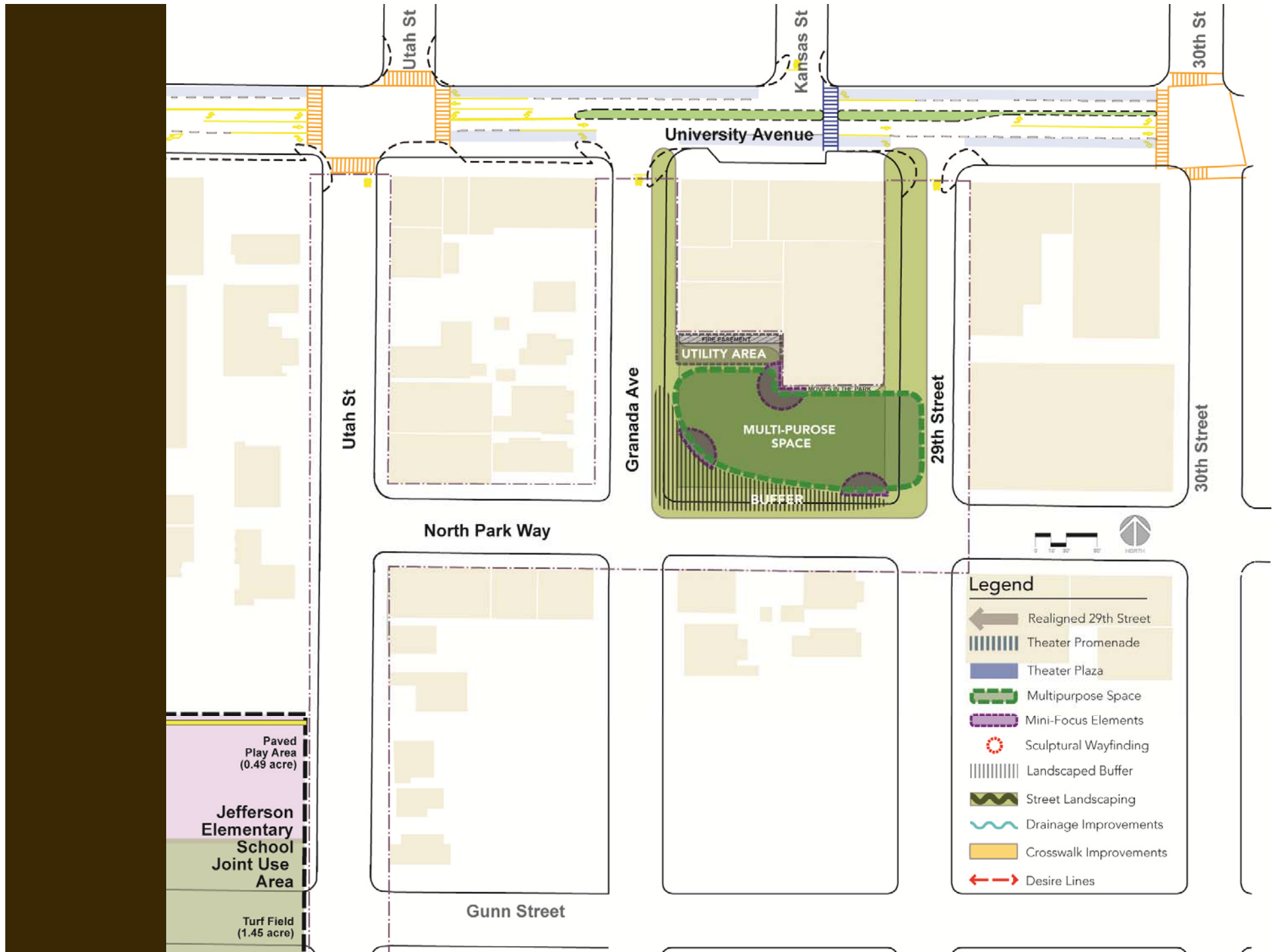


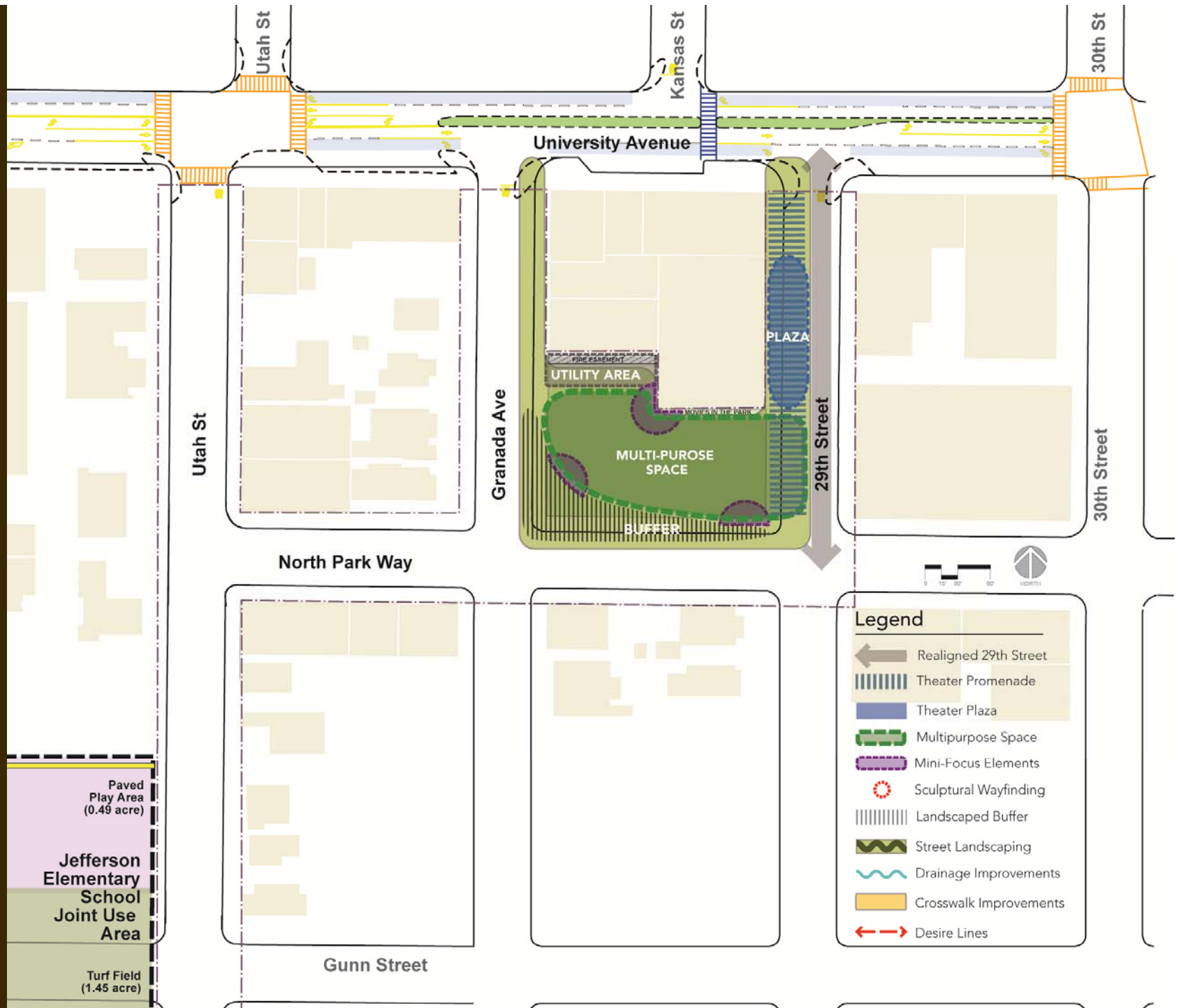


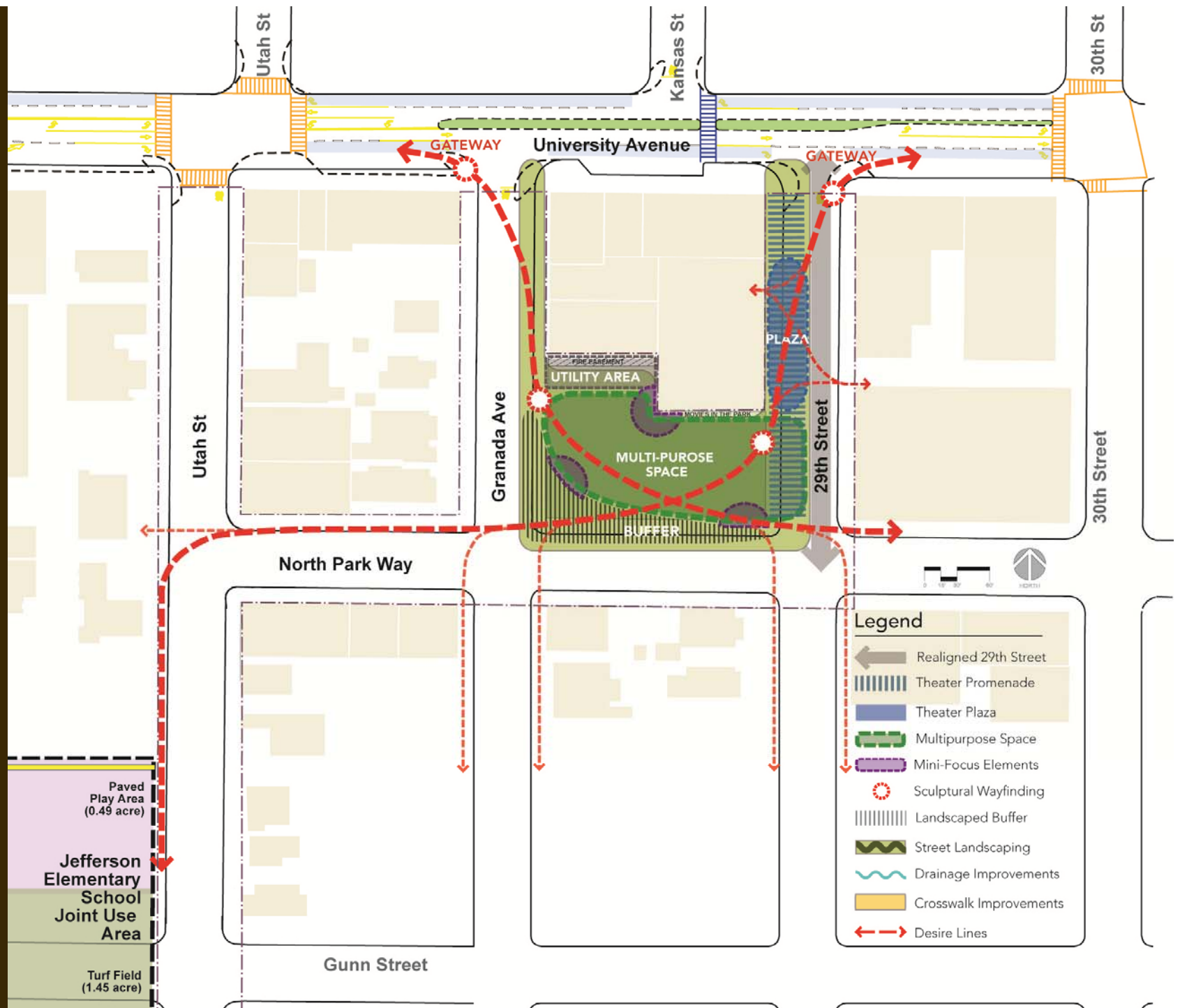


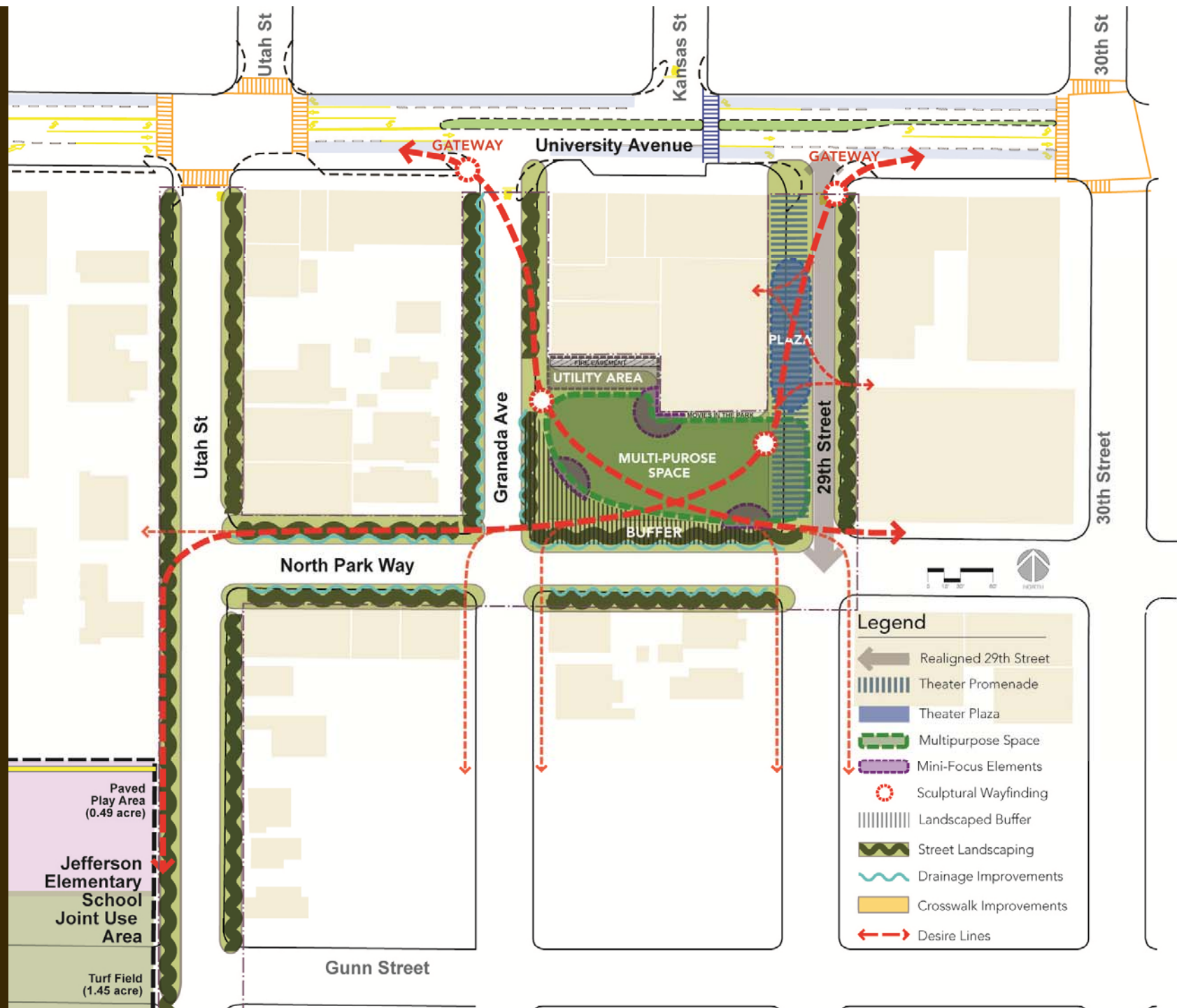




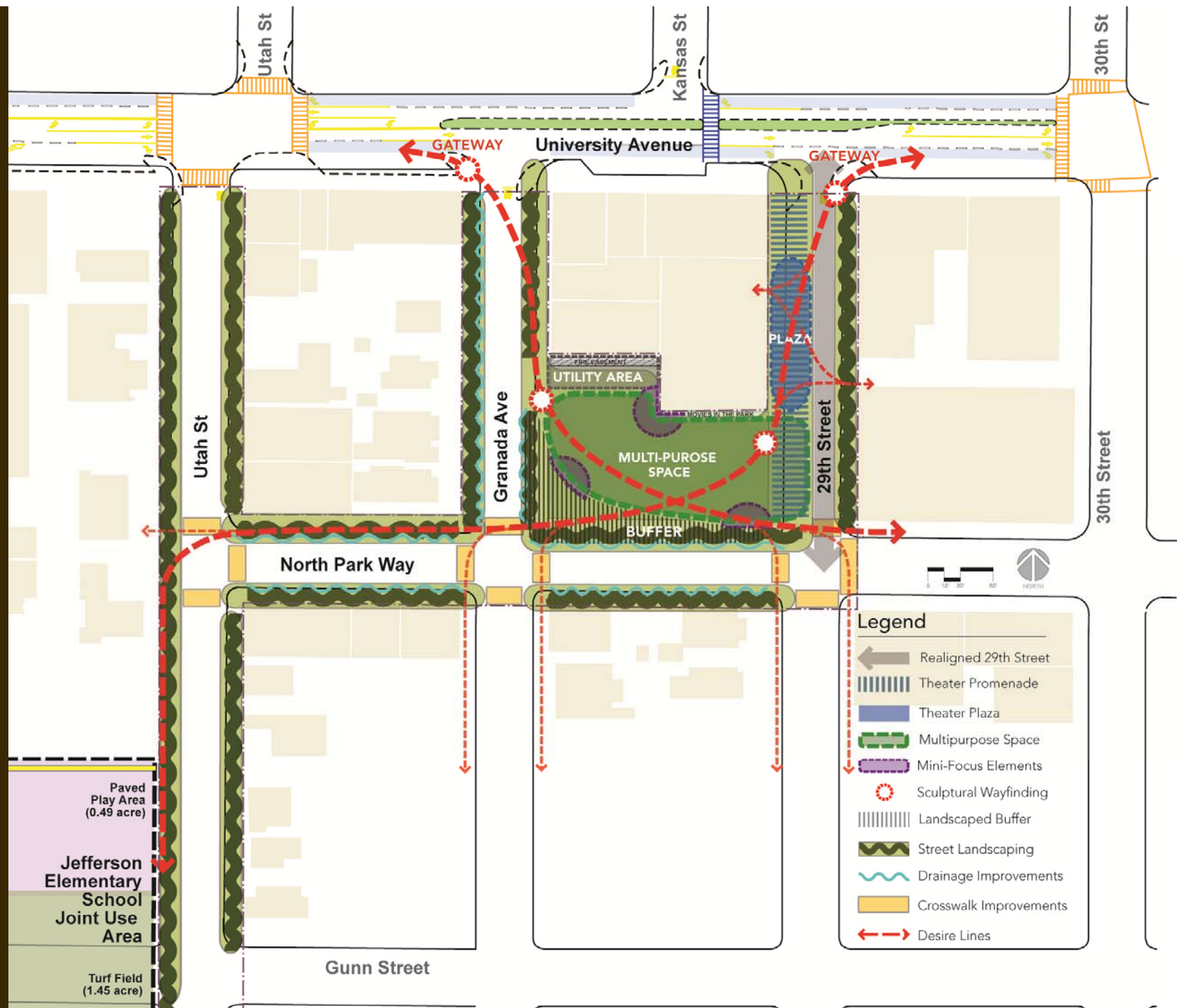








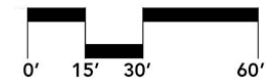






## Legend

1. Multi-Purpose Space
2. Stage (For Small Performances, etc)
3. Space For Temporary Stage
4. Interactive Play Sculpture
5. Pergolas (Vendor Space)
6. Sculptural Wayfinding Elements
7. Seat Walls
8. Play Tables
9. Bike Racks
10. Accent Trees in Grates
11. Accent Trees in Planters
12. Street Trees in Grates
13. Existing Theater Wall for Movies in the Park (With Electrical Hookup)
14. Donor's Walk
15. Donor's Arc
16. Landscaped Planters





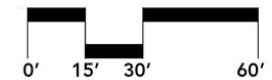






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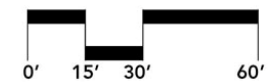






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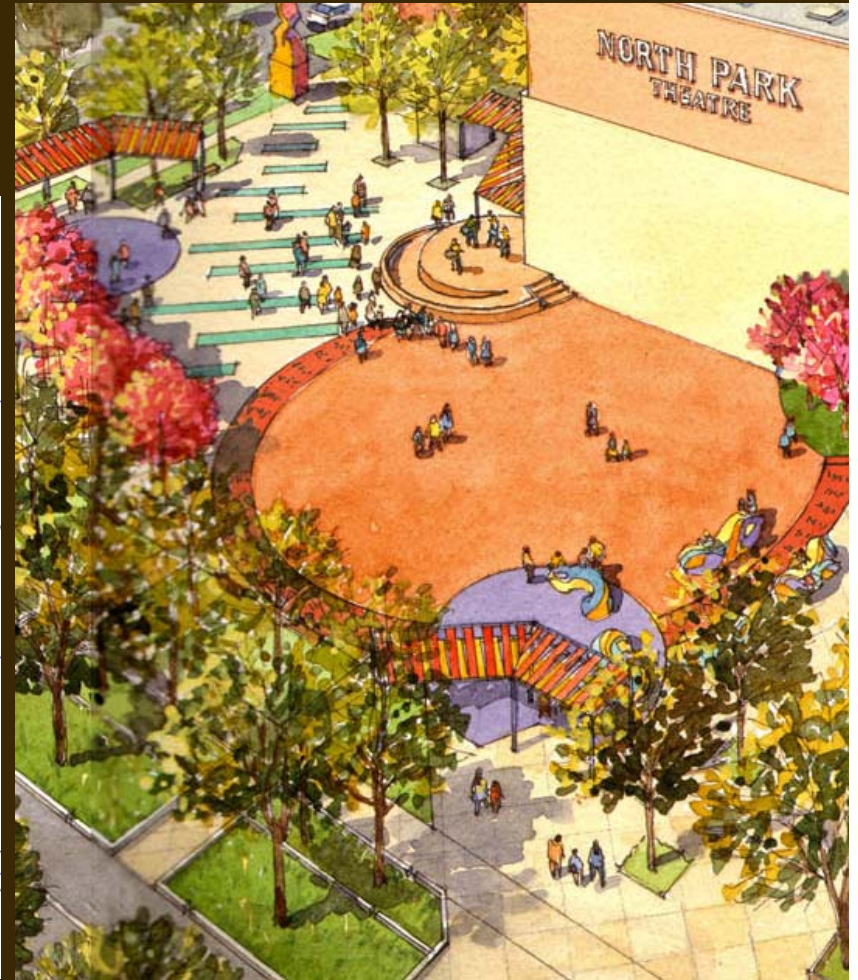
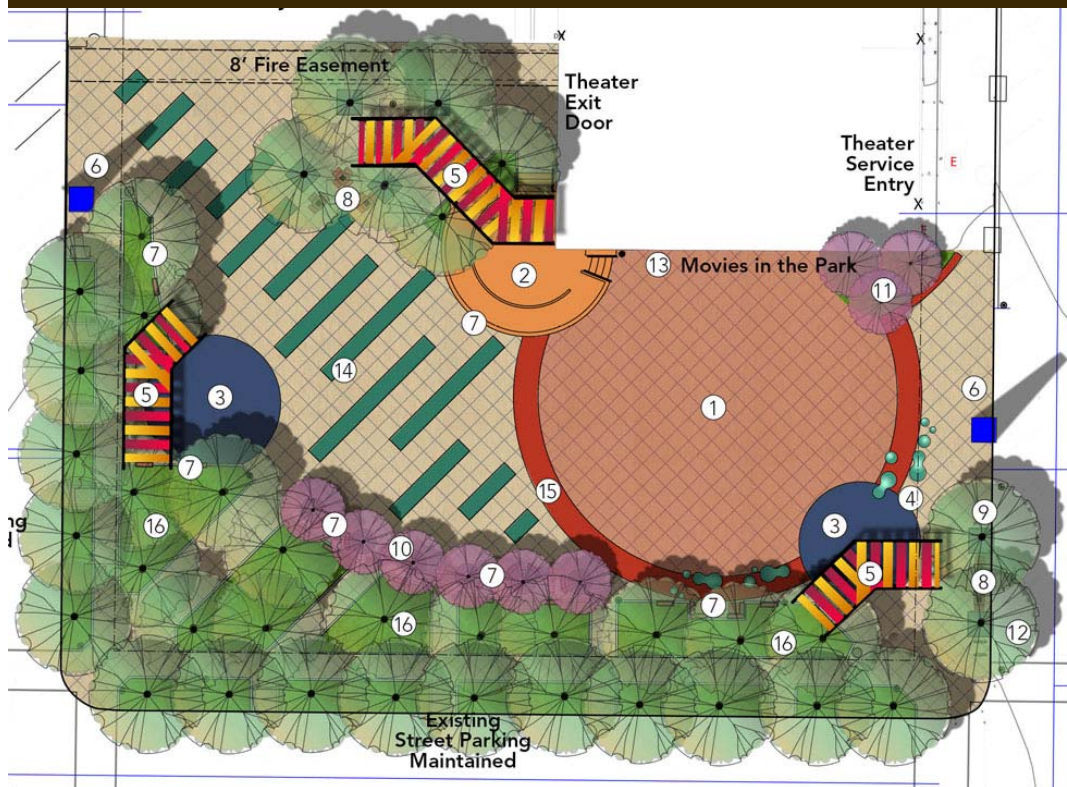
# **PREFERRED MINI-PARK DESIGN ELEMENTS**





# MINI-PARK

- Multi-Purpose Space





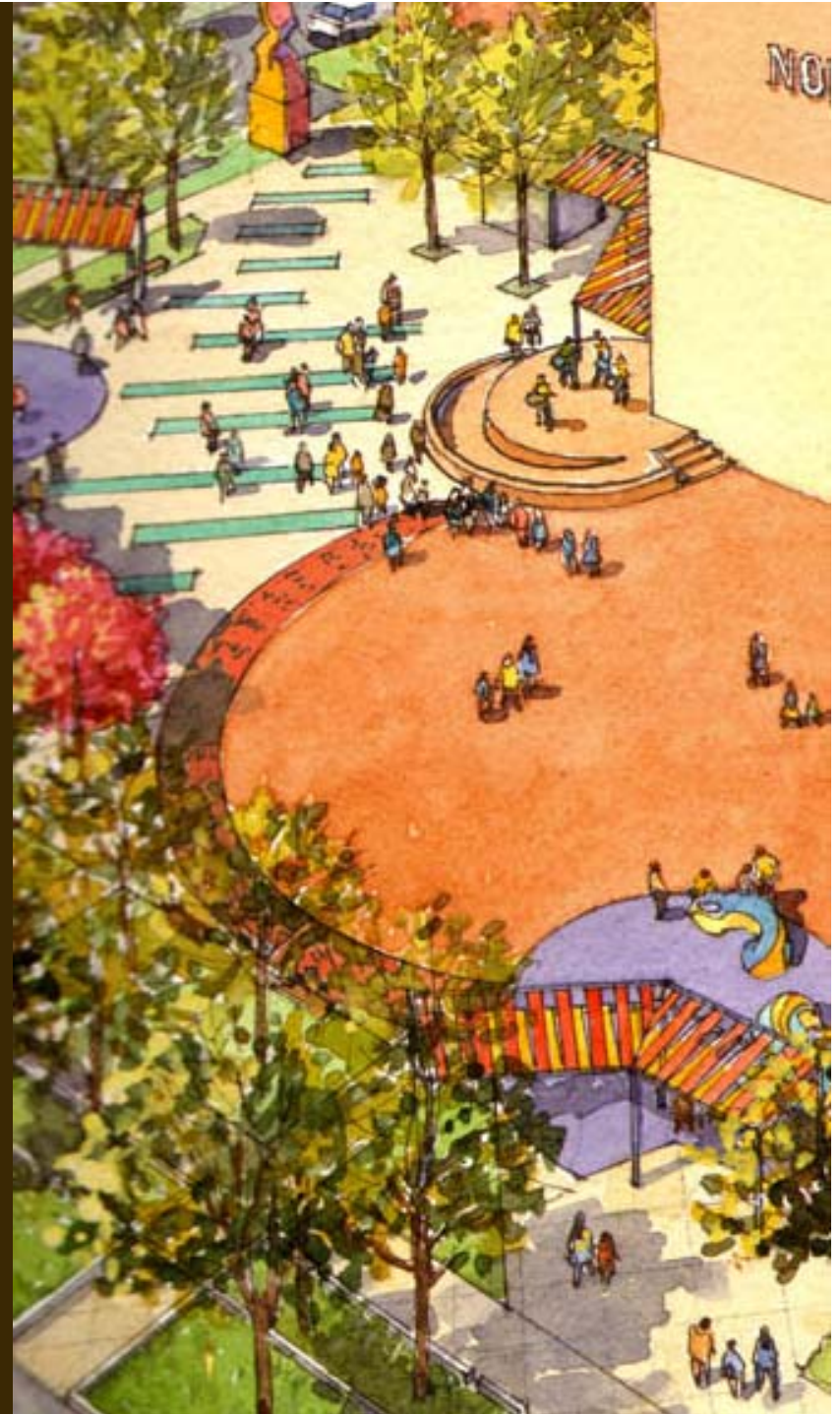
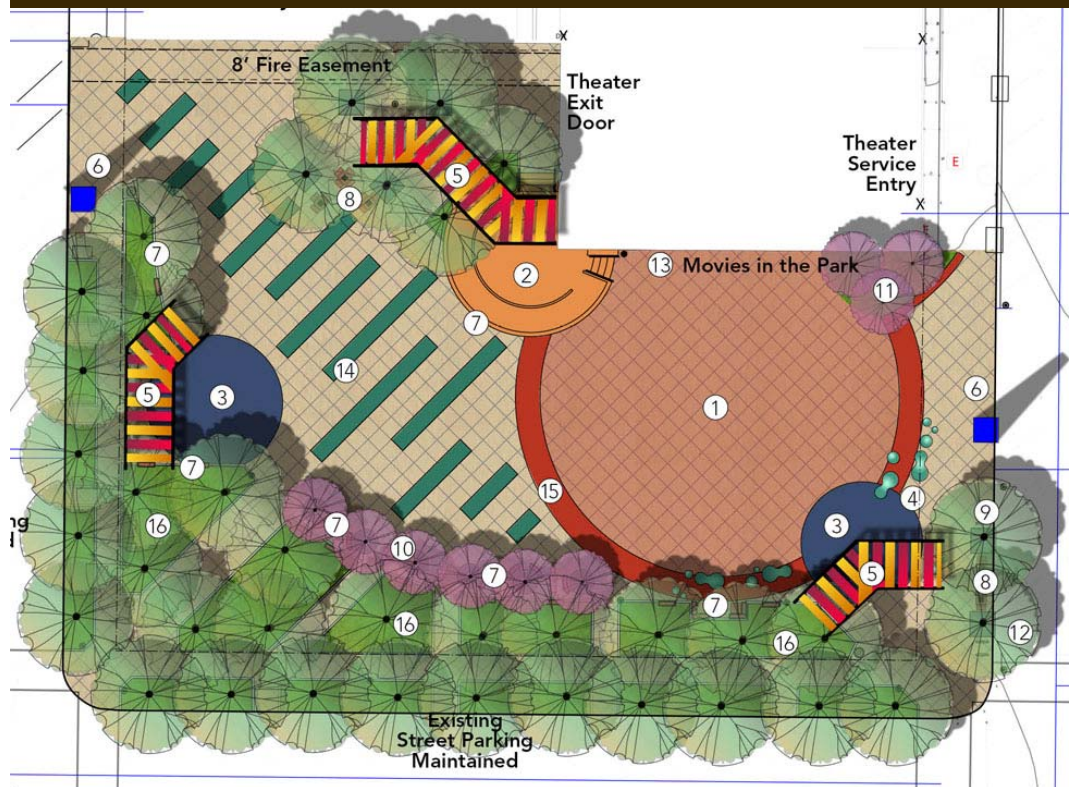
- Multi-Purpose Space





# MINI-PARK

## Stage For Small Performances:





# MINI-PARK

Stage For Small Performances:

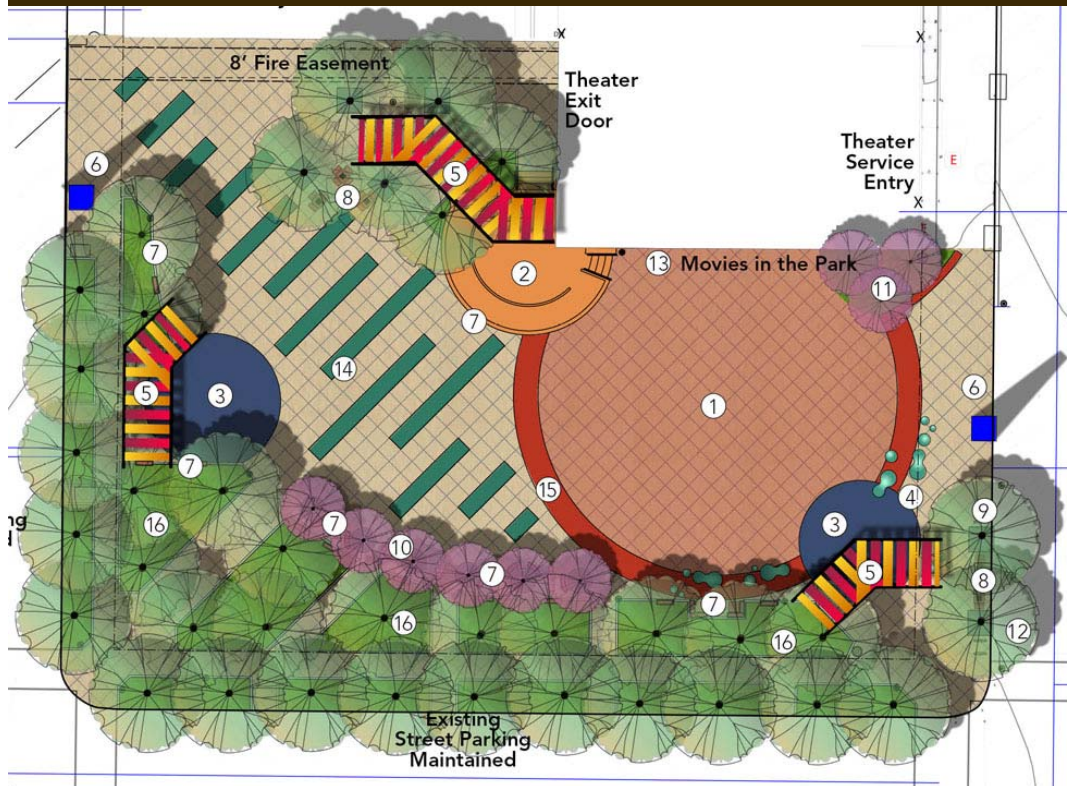
A photograph of a four-piece jazz band performing outdoors on a sidewalk in front of a building with a "Fuzio" sign. The band consists of a guitarist, a drummer, a double bassist, and a singer. They are surrounded by musical equipment, including microphones, stands, and speakers. A few people are visible in the background, including a man and a child standing near the entrance.





# MINI-PARK

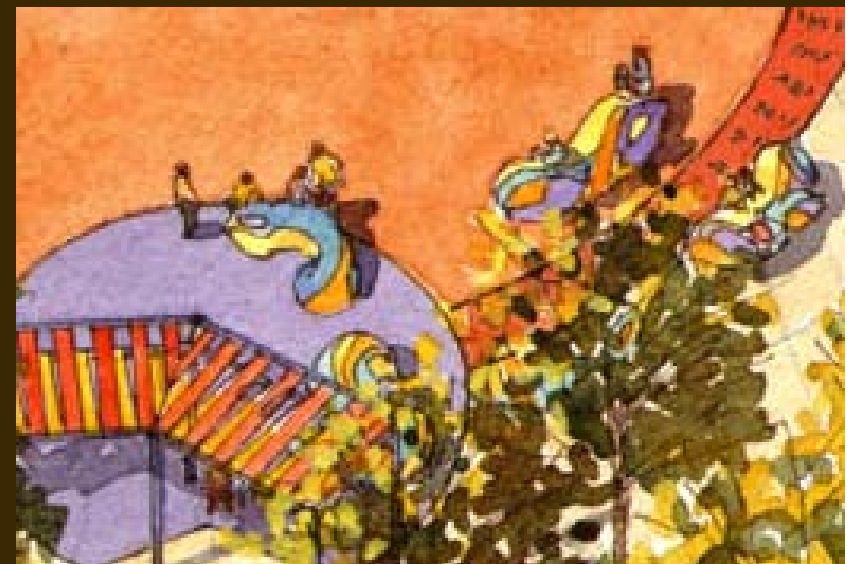
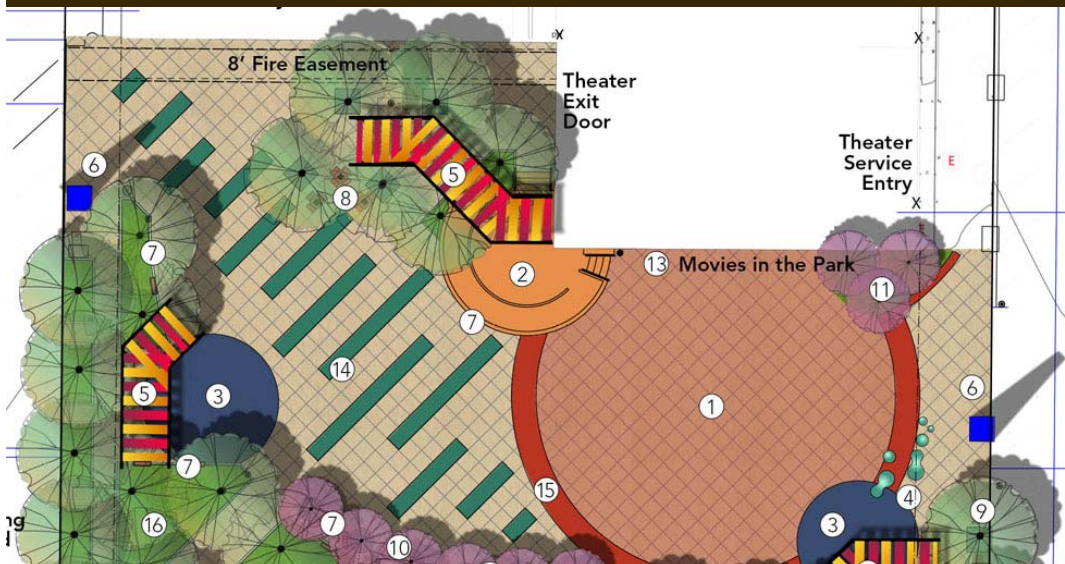
- Space for Temporary Performances:



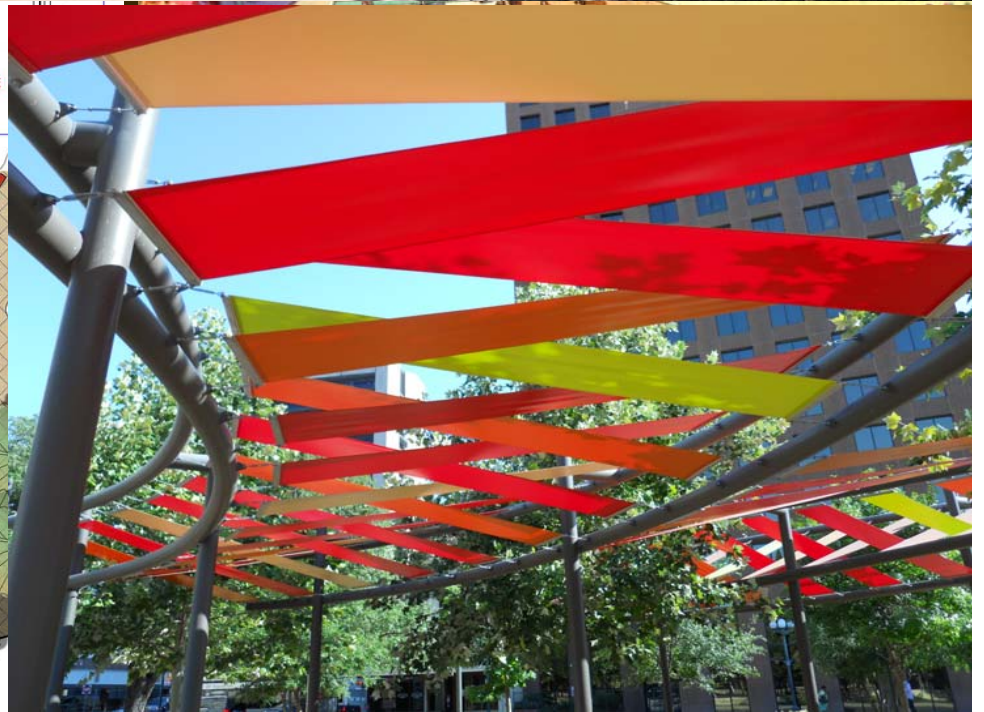
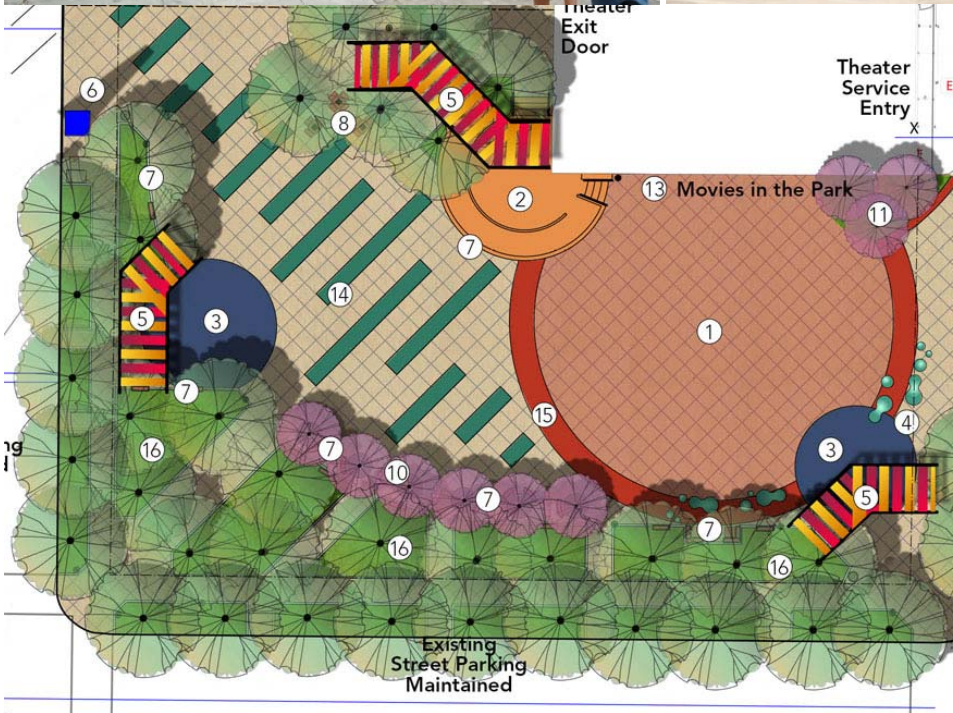


# MINI-PARK

- Interactive Play Sculpture



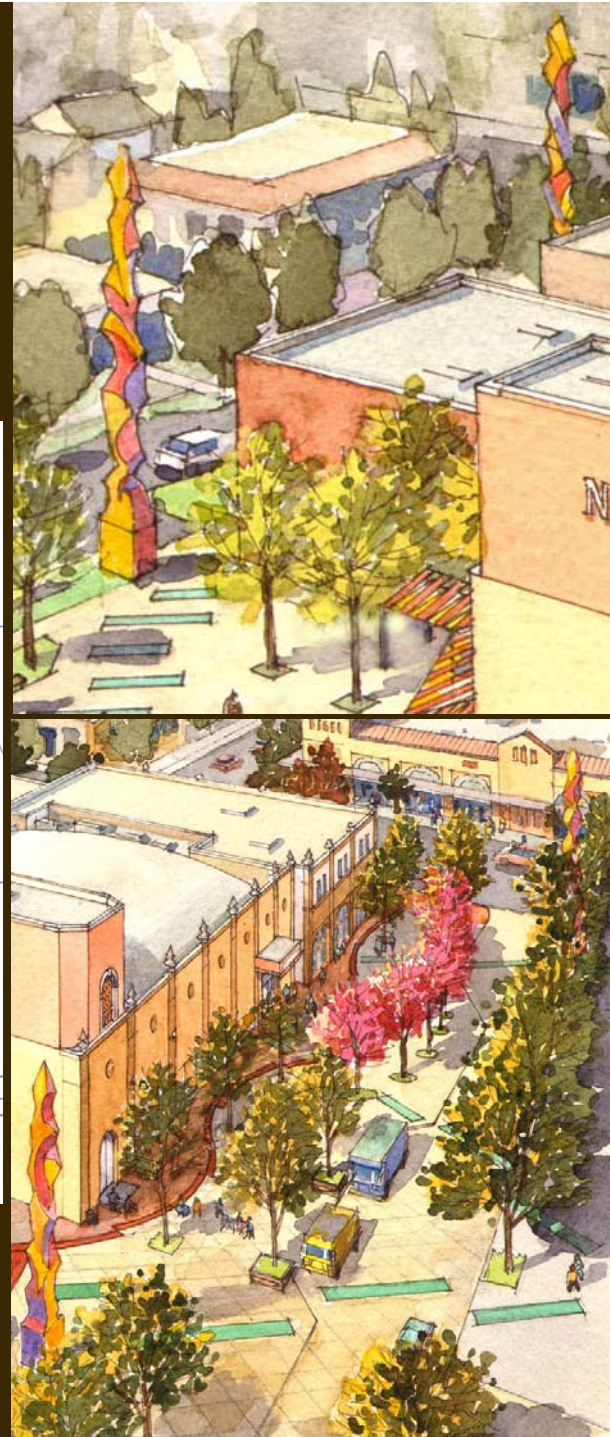
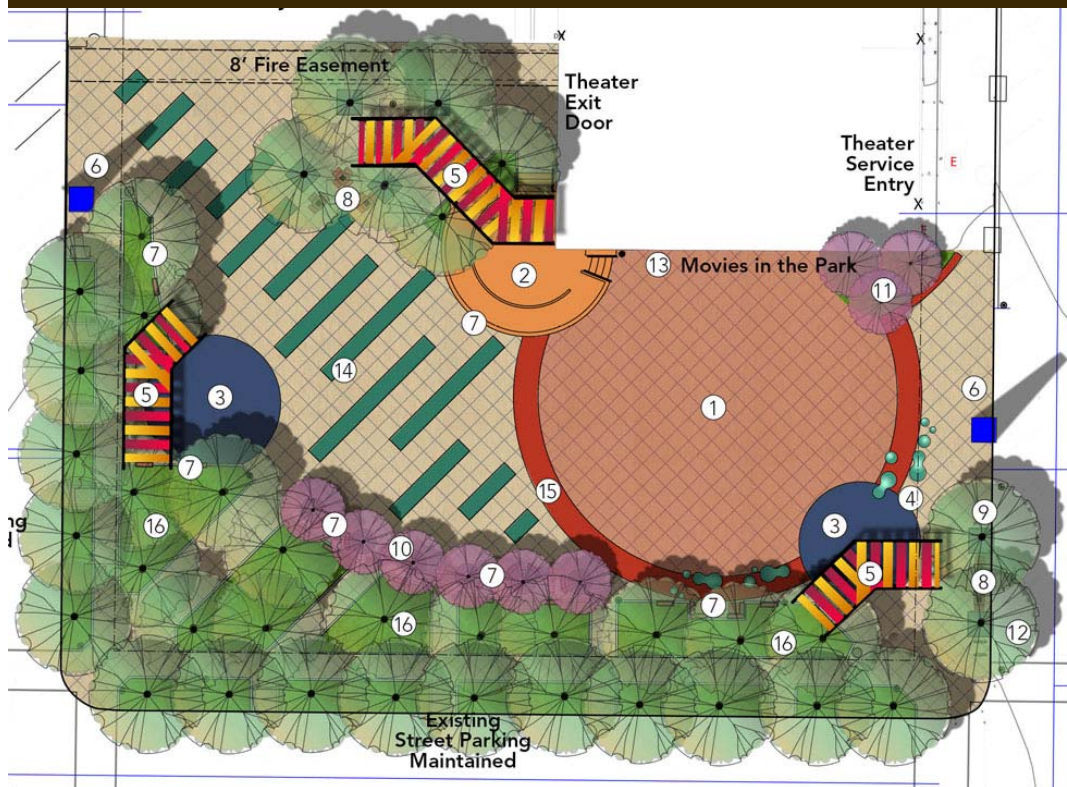






# MINI-PARK

- Sculptural Wayfinding Elements:





# MINI-PARK

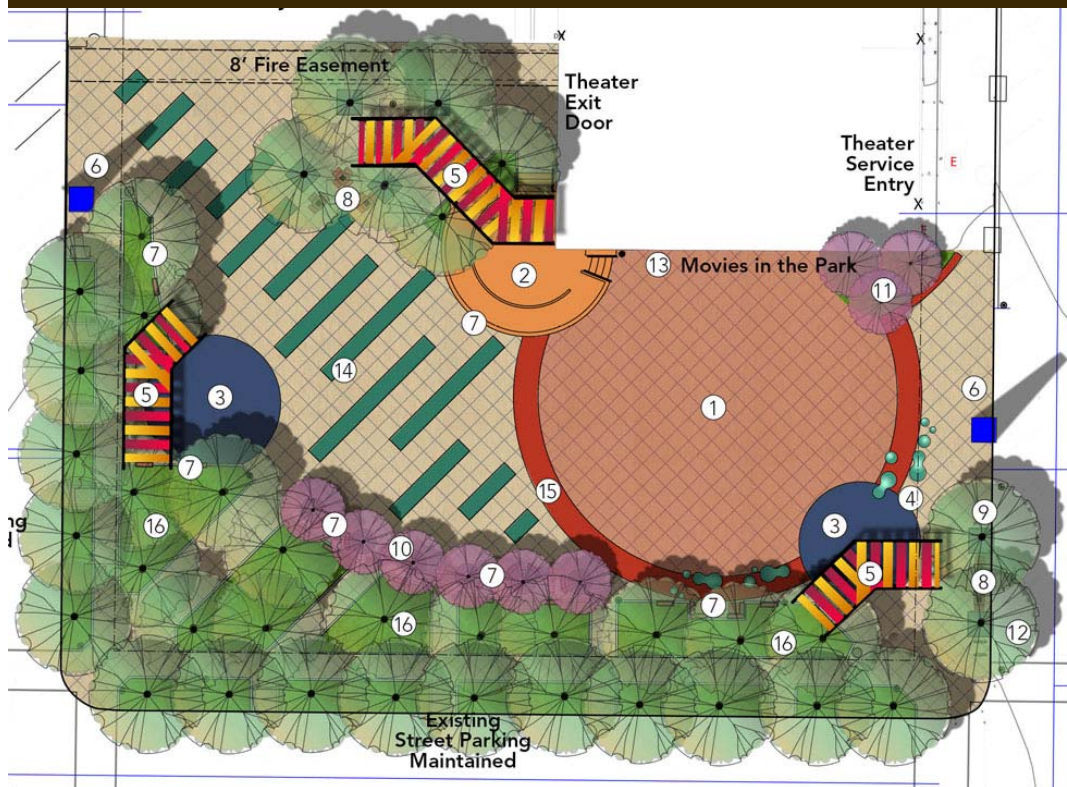
- Sculptural Wayfinding Elements:





# MINI-PARK

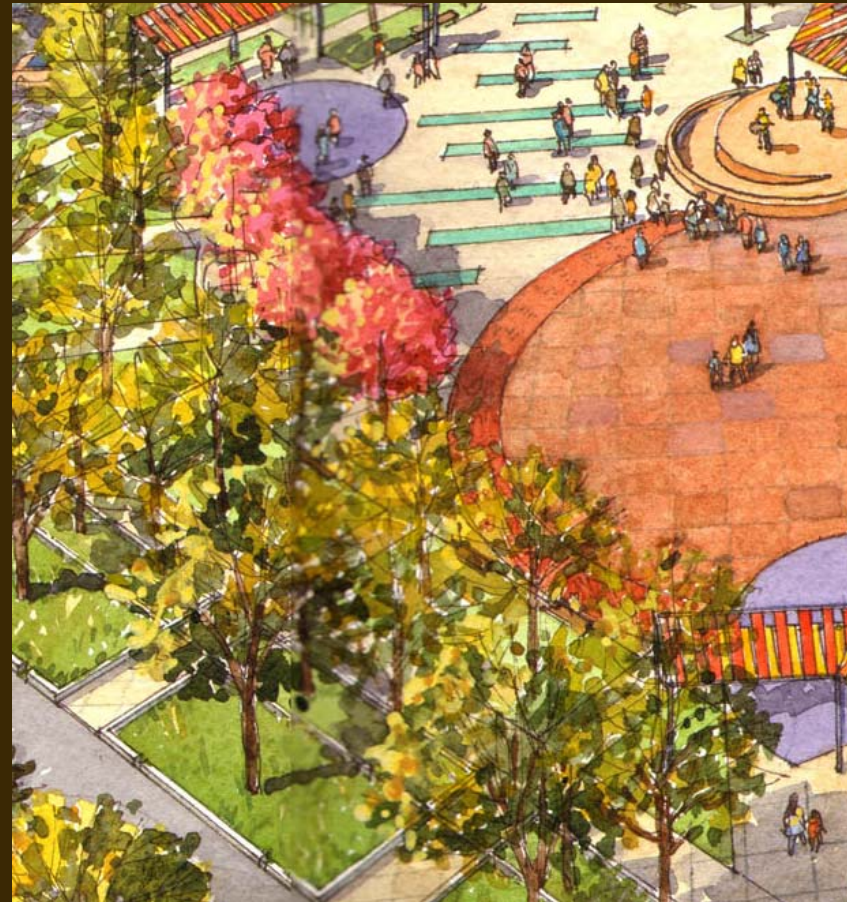
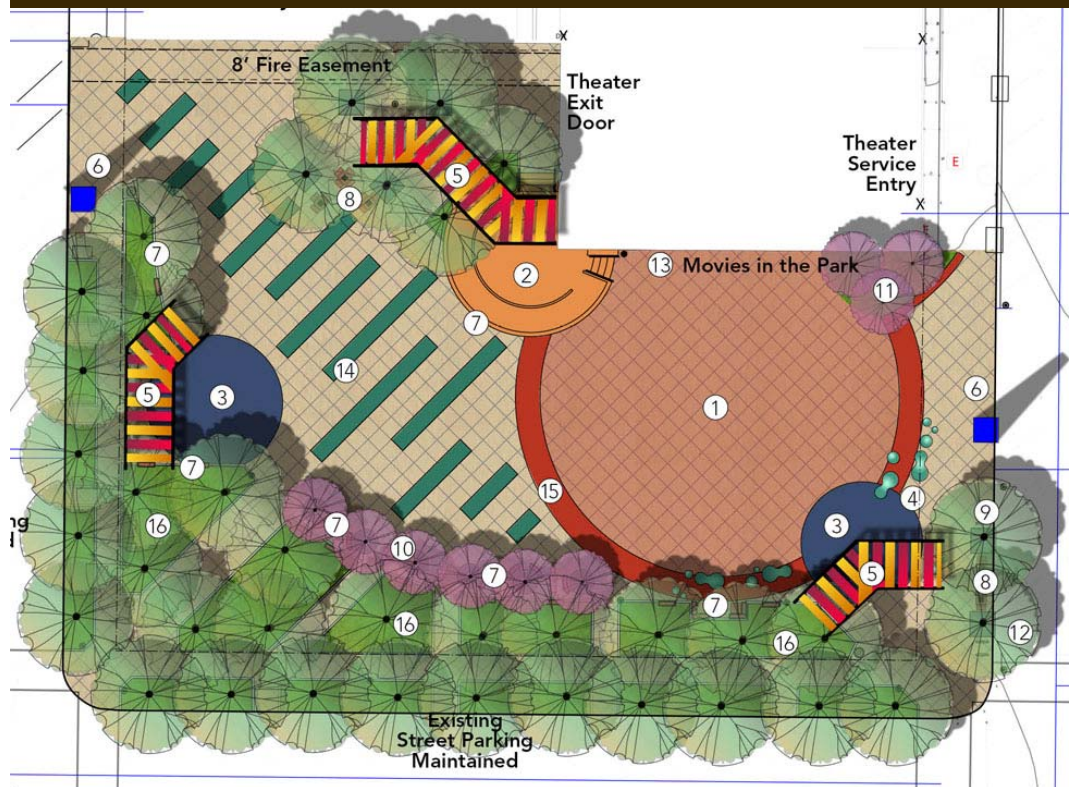
- Seat Walls and Game Tables:





# MINI-PARK

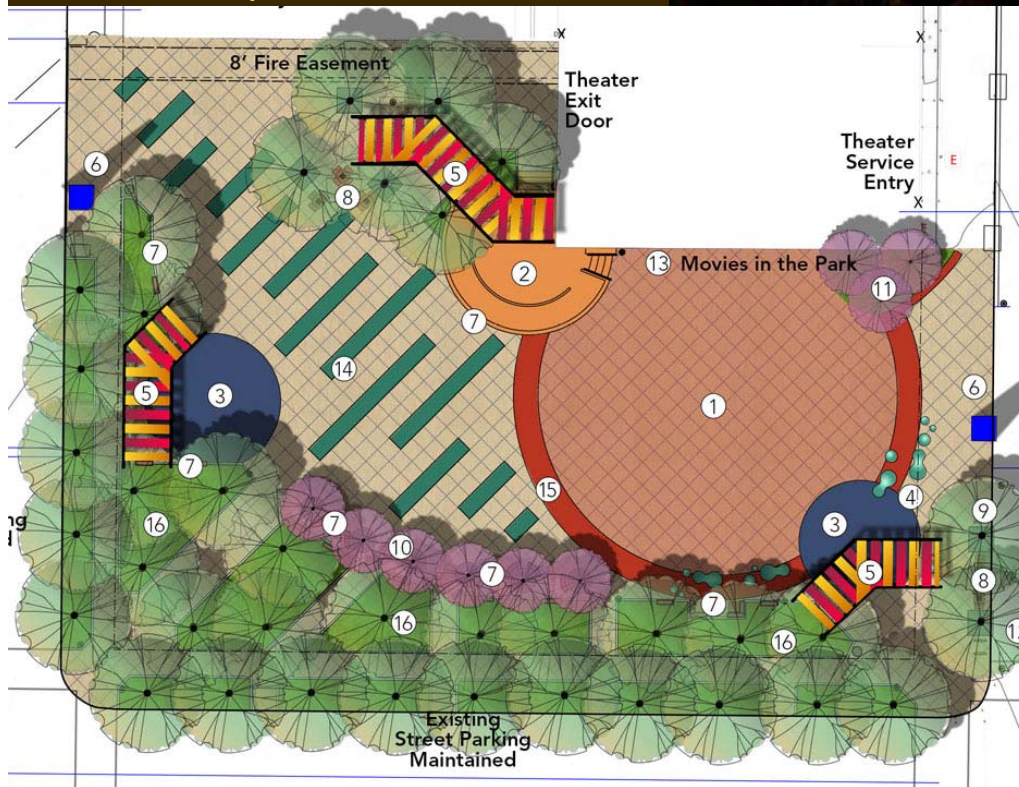
- Planters & Trees





# MINI-PARK

Movies in the  
Park (Using  
Existing Theater  
Wall)

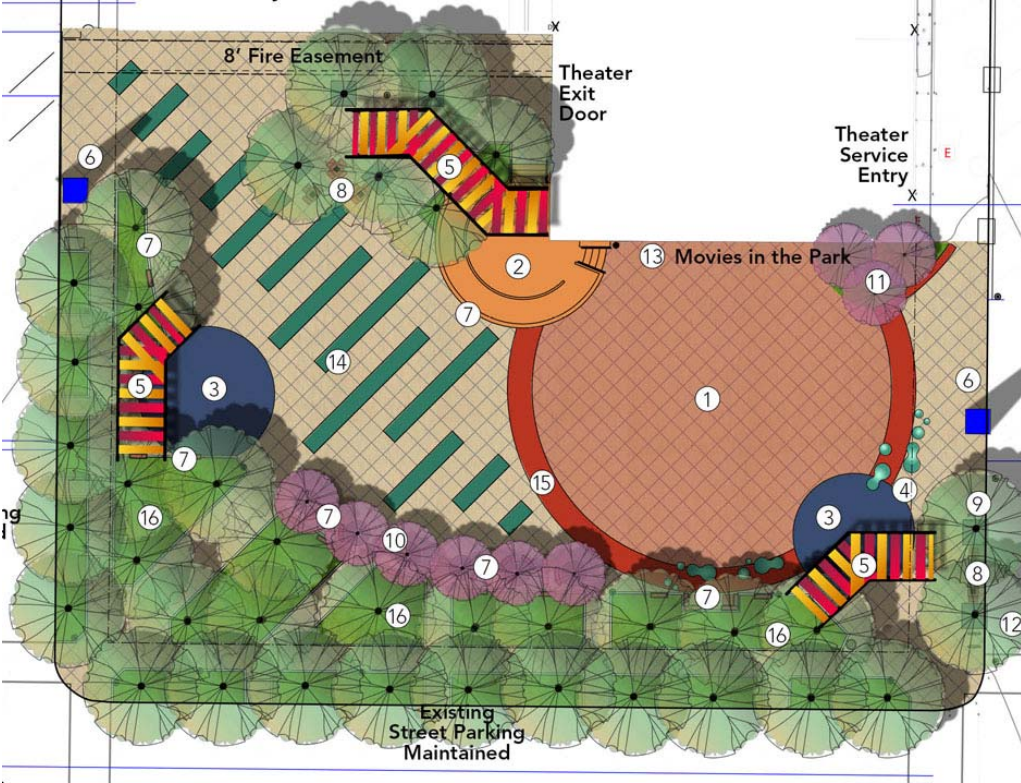
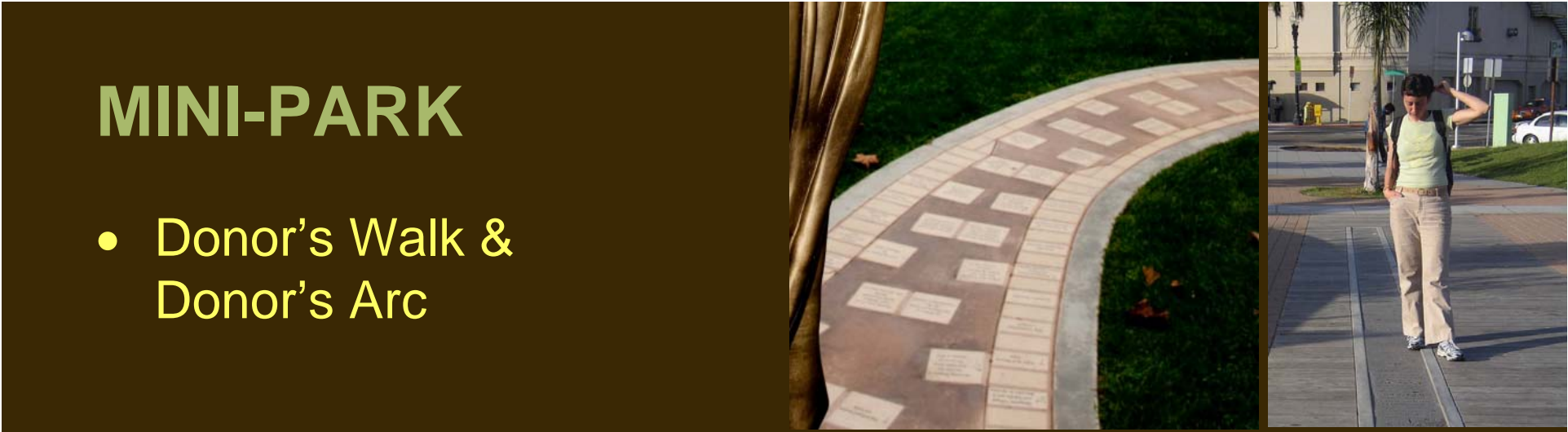
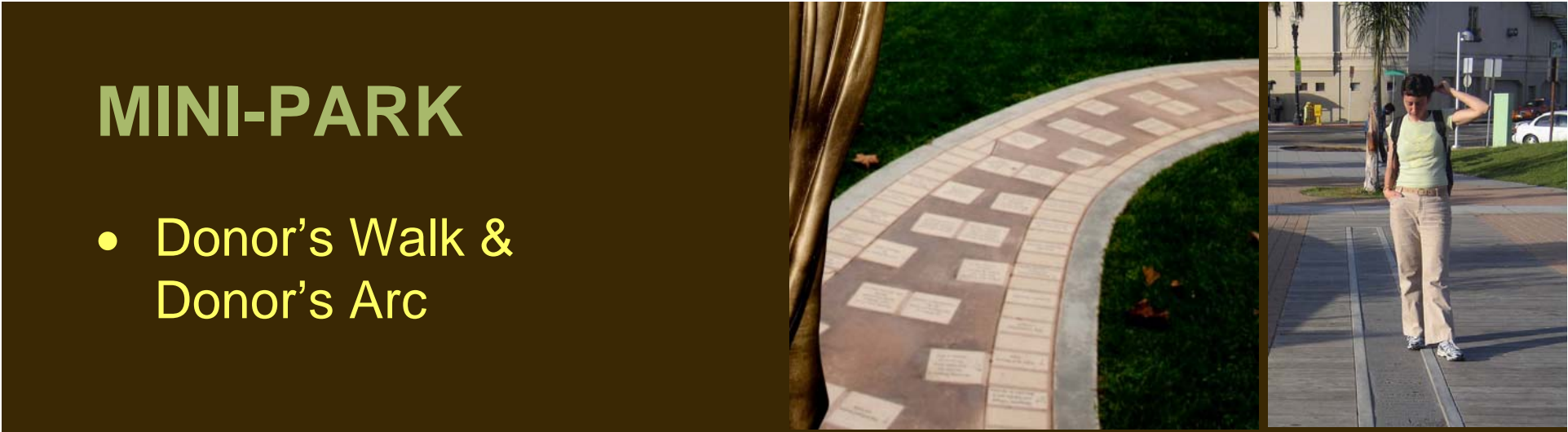




# MINI-PARK

- Donor's Walk & Donor's Arc

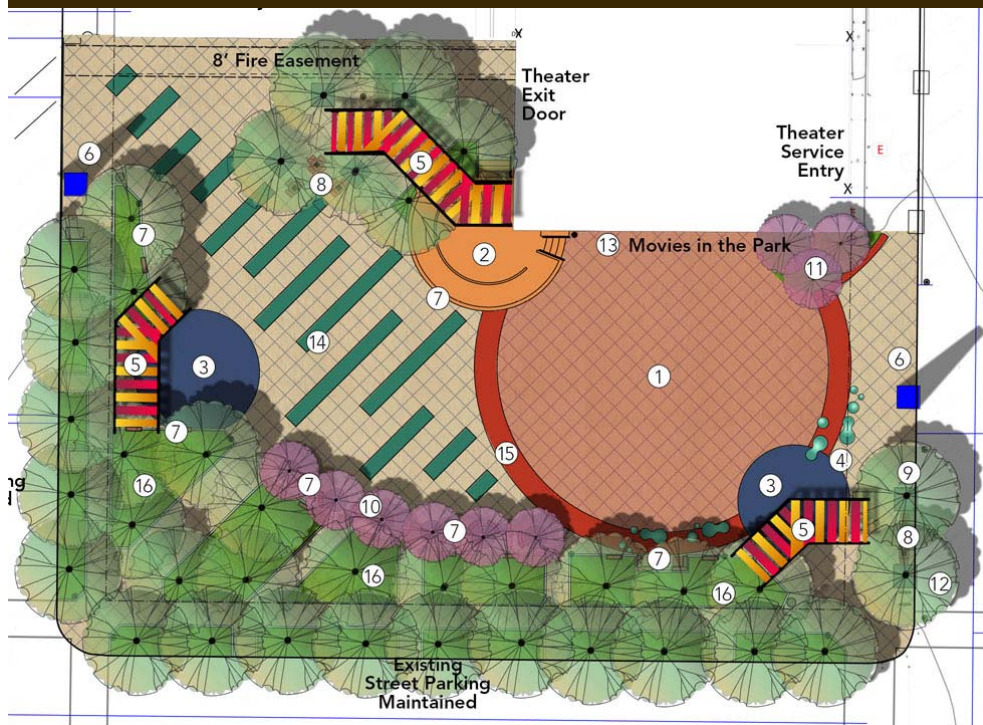
- # MINI-PARK
- Donor's Walk & Donor's Arc





# MINI-PARK

- Art
  - Shading
  - Surfaces
  - Seating
  - Other (Programming, Sculpture, etc)





# **SITE FURNISHINGS & PLANT PALETTE**





# SITE FURNISHINGS

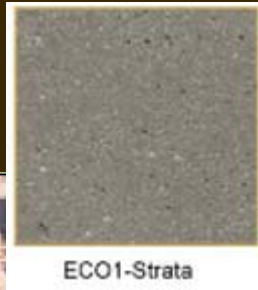
## PEDESTRIAN LIGHTING



# SITE FURNISHINGS



Game Tables



Bike Racks



Trash Receptacles



Seat Walls



Water Fountain



# PLANT PALETTE

## TREES



Golden Rain Tree



African Fern Pine



“Bloodgood” London Plane



Natchez Crape Myrtle



Tuscora Crape Myrtle



Pink Trumpet



# PLANT PALETTE

## SHRUBS/PERENIALS & GROUNDCOVERS



Soft Agave



Bush Gold Kangaroo Paw



Golden Sword Yucca



Training Lantana



# PLANT PALETTE

## SHRUBS/PERENIALS (PARK PERIMETER)



Elfin King  
Strawberry Tree



False Heather



Newport Dwarf Escallonia



Limelight Licorice Plant



Yellow Day Lily



Blue Bedder Beard Tongue



# PLANT PALETTE

SHRUBS/PERENIALS AND GROUNDCOVER ( PARK PERIMETER)



Jester New  
Zealand Flax



Flamingo New  
Zealand Flax



Dwarf  
Pomegranate



Clara Indian  
Hawthorne



Prostrate Abelia



Tuttle Natal Plum



# **PRELIMINARY COST ESTIMATES**



# **FUNDING & MAINTENANCE**







# North Park Mini-Park & Associated Streetscapes